

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MURRIETA

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MURRIETA

Reporting Period 01/01/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						0	8				
(10) Total by Income Table A/A3			0	0	0	8					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MURRIETA

Reporting Period 01/01/2013 - 12/31/2013

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MURRIETA

Reporting Period 01/01/2013 - 12/31/2013

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	8	0	0	0	0	8	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MURRIETA

Reporting Period 01/01/2013 - 12/31/2013

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	395	0	0	0	0	0	0	0	0	0	0	395
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	262	0	0	0	0	0	0	0	0	0	0	262
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		289	0	0	0	0	0	0	0	0	0	0	289
Above Moderate		627	0	0	0	0	0	8	0	0	-	8	619
Total RHNA by COG. Enter allocation number:		1573	0	0	0	0	0	8	0	0	0	8	1565
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MURRIETA

Reporting Period 01/01/2013 - 12/31/2013

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.1 General Plan Review	Complete a GP Update and continue to review of city's Zoning Code for consistencies and standards that may prevent the development of affordable housing.	2009-2014	In 2011, the City Council adopted the General Plan 2035 and in late 2012 the City was in the process of updating the Zoning Code to be consistent with the changes made to the General Plan. To simplify the General Plan, the number of land use designations was reduced to allow more flexibility. Achieved.
1.2 Land Use Database	Maintain comprehensive land use database identifying parcels and/or structures suitable for residential development and/or redevelopment. Provide information on development opportunities to interested developers online, at City Hall and other public places.	Ongoing, 2008-2014	The Land Use Element provides the City's type, intensity, and general distribution of land uses and is available on the City's website. The City's web based Geographical Information System (GIS) system, provides interactive maps and parcel specific information, including zoning and acreage, to assist interested developers and the general public in researching land uses online. Achieved
1.3 First-Time Homebuyer Assistance Program	Establish and promote a City operated first-time homebuyer program with the intent to assist 10 units during the planning period.	2010-2011 to establish the program	The elimination of the City's Redevelopment Agency has resulted in a loss of a permanent funding source for this program. The City will investigate new funding sources. The City has established a City operated first-time homebuyer program which provides up to 20 percent down payment assistance to qualified home buyers. The City also promotes Riverside

			County's First-Time Homebuyer Program.
1.4 Land and Property Acquisition Program	Allocate \$4.8 Million in RDA set aside funds to purchase three properties totaling 10.9 acres of land in order to construct 302 Units.	2008-2014	During the plan period, the city purchased three properties to construct affordable housing units using RDA funds. However, due to the elimination of redevelopment, only one property has been developed. The project was completed in February, 2013. The remaining two are in question pending the availability of other funding sources. Achieved
1.5 Lot Consolidation Program	The City to establish a lot consolidation program which offers incentives such as a reduction in development standards, (i.e. lot size, parking, and open space requirements) and evaluate requests for funding on a case by case basis.	2010-2011 to establish the program	The City began planning for an update of the Historic Murrieta Specific Plan in 2011 and negotiated with Riverside County to cover the cost of the update using Riverside County's RDA set-aside funds. Due to the elimination of redevelopment, this program is on hold pending an alternative funding source. Achieved
1.6 Large Sites Program	On a case-by-case basis the City will evaluate incentives for the development of affordable housing.	Ongoing, as projects are submitted by to the Murrieta Planning Division	Incentives include but not limited to: priority processing of subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General plan, applicable Specific Plan and Master environmental impact report, financial assistance (based on availability of federal, State, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care and special needs housing. Due to the loss of Redevelopment, the establishment of this program is on hold pending an evaluation of the impact of new programs on the City's General Fund. Achieved
1.7 Housing for Extremely Low Income Families	The City shall apply for State and federal funds for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency will continue to monitor and access potential funding sources when available and promote the benefits program and evaluate requests for funding on case-by-case basis.	Ongoing depending on funding	During the Plan Period, the Redevelopment Agency provided land and gap financial assistance to Affirmed Housing Group for the construction of the Monte Vista II Family Apartments. The project consist of 40 affordable housing units comprised of 5 units for extremely low income households; 24 units for very low income households; and 11 units for lower income households. In addition, the City provided assistance by holding TEFRA Hearings for two existing multi-family projects, Amanda Parks Senior Apartments and the Rancho Las Brisas Apartments. However, due to the elimination of redevelopment, this program is on hold subject to receiving alternative funding sources. Achieved
2.1 Property Maintenance Enforcement	Maintain the quality of the existing housing stock by addressing code violations as they are reported. Refer eligible property owners to Riverside County programs if property maintenance funding is needed.	Ongoing	The City continued to use the City's Code Enforcement Program to regulate property maintenance and compliance with building codes. If a property requires repairs, the City proactively promoted Riverside County's rehabilitation programs. Achieved
2.2 Monitor Affordable Units	Maintain a list of affordable units	Ongoing	The City continues to complete annual monitoring and recertification of

	throughout the City including affordability information to ensure property owners are compliant with deed restrictions and to preserve affordable units.		affordable units for compliance and maintains the AB 987 Database on the City's website. Achieved
2.3 Purchase Housing Covenants	The City will budget \$200,000 to \$300,000 during the planning period to allow for the creation of 10 affordable units within the planning period.	2008-2014	It is the intention of the Agency to target multi-family complexes with 4-16 units, located around or in the redevelopment project area, but if necessary would also purchase covenants in developments outside the project area. Due to the elimination of redevelopment, this program is on hold subject to receiving alternative funding sources. Partially Achieved
2.4 Neighborhood Stabilization Program	Support local organizations to ensure their continued ability to provide services to residents.	Ongoing, 2008-2014	The City continued to provide letters of support to Habitat for Humanity and the Housing Authority of Riverside County for their participation on Riverside County's Neighborhood Stabilization Program (NSP). In 2011, six foreclosure properties were acquired, revitalized, and resold using NSP funds and two of the households received NSP down payment assistance. Achieved
2.5 Energy Efficient Design	Review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with state regulations and distribute/post literature regarding energy conservation and encourage homeowners and landlords to incorporate energy saving features in construction and remodeling projects. Apply for \$881,500 in funding to focus on energy efficiency and sustainability in the General Plan Update.	Ongoing, 2008-2014	"During the plan period, the city received \$881,500 in Energy Efficiency Community Development Block Grant. A portion of the funds was used to fund the City's Solar Rebate Program that provided 110 households with \$1,000 rebates toward the installation of a solar system. In addition, the Monte Vista II affordable multi-family apartments that were completed in February, 2013 included the installation of Photovoltaic Systems (PVS) on the project's carports. Achieved
2.6 Riverside County Partnership Program	Leverage and Increase residents awareness about housing programs offered by the County of Riverside by providing program information.	Ongoing, 2008-2014	"The City continued to cooperate with the Riverside County Economic Development Agency in promoting resident awareness to the County's assistance programs by posting program brochures at City Hall and on the City's website. The City also adopted a resolution for participating in the County's Mortgage Credit Certificate Program. " Achieved
3.1 Density Bonus Ordinance	Revise density bonus ordinance to be consistent with State law and provide information about such incentives to encourage the construction of 10 units over the planning period.	Ongoing, 2008-2014 as projects are received	Section 16.20 of the Development Code provides for density bonuses pursuant to provisions of State law. The City provided a density bonus to the Monte Vista II Multi-Family Affordable Housing Project. The City is also in the process of updating the ordinance for consistency with the General Plan 2035 Update and anticipates completion by the end of the 2013. The Ordinance was specific to Murrieta's Redevelopment Project Area. With the loss of redevelopment, the City will need to evaluate the impacts on the City's General Fund and possibly seek alternative funding sources for incentives related to

			financial assistance. Achieved
3.2 Permit Processing Time	Continue to implement permit streamlining, which includes monitoring the development plan review process to reduce any identified impediments to affordable housing and prioritize applications for new construction, rehabilitation for lower and moderate-income households and seniors.	Ongoing, 2008-2014	The Planning Division continued to monitor the development plan review process to reduce any identified impediments to affordable housing. In 2011, the City fast-tracked the development application for the Monte Vista II Affordable Multi-Family Housing Project and construction began in December 2011. In February, 2013, the Project was completed. Achieved
3.3 Fee Subsidies for Extremely Low-Income Households	Adopt a resolution subsidizing up to 100 percent of the application processing fees for developments in which 5% of units are affordable to extremely low-income households. Projects are subject to 45 (owner) and 55 (rental) year affordability covenants.	Six months after adoption of the Housing Element	Due to the elimination of redevelopment, fee subsidies are on hold pending an evaluation of the impact of reducing fees on the City's General fund and will require the City to seek alternative funding sources. Achieved
3.4 Incentives for Large Multifamily Units	Provide incentives to developers to encourage the inclusion of units with three or more bedrooms to accommodate low-income large family households. Individual projects will be evaluated to determine if they qualify for any incentives on a case-by-case basis. Aim to construct 16 multi-family rental units with three or more bedrooms during the planning period.	Ongoing, 2008-2014	The City met this objective. The City fast-tracked the development application for the Monte Vista II Multi-Family Affordable Housing Project and provided incentives that include a reduction in parking spaces, eliminated garage requirement for carports, and set-back allowance. The project consists of 40 units including sixteen 3-bedroom units. Construction began in December 2011 and was completed in February, 2013. The RDA also provided gap financing. However, due to the loss of redevelopment, future incentives are on hold pending an evaluation of the impact on the City's General Fund. Achieved
3.5 Residential Development Standards	Review the development standards for the residential zones to identify constraints and remove or offset constraints where possible.	Within 1-2 years of Housing Element Adoption	Achieved
3.6 Second Unit Ordinance	Review the second unit ordinance to ensure compliance with State law and amend the ordinance. Construct 5 units over the planning period.	Ongoing, 2008-2014	Review is in process with completion anticipated by year-end. During 2012, the City did not receive any request for second units. Achieved
3.7 Water and Sewer Service Providers	Deliver a copy of the 2008 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of	Aug/Sept 2011	"Staff delivered copies via U.S. mail on August 29, 2011 to the following water and sewer agencies: Eastern Municipal Water District Rancho California Water District

	Murrieta.		Western Municipal Water District Elsinore Valley Water District" Achieved
3.8 Flood Management	As part of the current General Plan Update, review and revised where appropriate the Conservation and Safety Elements to consider flood risks when making land use decisions and identify rivers, creeks, streams, flood corridors, riparian habitats.	Consistent with current General Plan update (2011)	Completed with the General Plan 2035 update in July 2011. Achieved
4.1 Reasonable Accommodation	Ensure that established development requirements do not place an undue burden on disabled persons in Murrieta and amend the Municipal Code to provide for clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing.	Ongoing, 2008-2014	Review is in process with completion anticipated by mid-2013. Achieved
4.2 Fair Housing	Cooperate as needed with Fair Housing Council of Riverside County, Inc. to mediate housing issues involving Murrieta residents. Provide information about tenant and landlord housing rights at City Hall.	Ongoing, 2008-2014	The City maintains close contact with the Fair Housing Council of Riverside County (FHCRC) and continues to provide information to the public about how they can report housing discrimination. The City has identified a staff person as the contact for these programs and provides information pamphlets at City Hall and a link to FHCRC on the City's website. Achieved
4.3 Homeless Assistance Program	Continue to assist local Organizations in applying for CDBG funding through Riverside County and provide referrals to the appropriate organizations. Provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.	Ongoing, 2008-2014	The City continues to assist local organizations in applying for Community Development Block Grant (CDBG) funding. In FY 2012/13, the City appropriated \$24,086 to the Community Food Pantry of Murrieta, \$6,021 to Michelle's Place for their Women's Breast Health Assistance Program, \$6,021 to the Assistance Leagues Operation School Bell Program; \$6,021 for Boys and Girls Club of Southwest County; and \$8,431 to SAFE for their Family Violence Prevention Program. The City also provided \$5,000 in funding for the Inclement Weather Voucher Program through the Temecula/Murrieta Rescue Mission. Achieved
4.4 Foreclosure Prevention Program	Provide Information on the City's website at City Hall and other public places regarding organizations and programs that address how to prevent and address foreclosures.	Ongoing, 2008-2014	During the first three years of the planning period, the City provided funding and an office location at the City's Public Library to the Fair Housing Council of Riverside County (FHCRC) for foreclosure prevention counseling and mediation services to homeowners experiencing a financial hardship. During the course of program FHCRC received 167 applications that resulted in 40 homes from going into foreclosure. Due to the economic crisis and the loss of redevelopment, this program is on hold pending an evaluation of the impact on the City's General Fund or until possible alternative funding sources are available. During the interim, the City will continue to post foreclosure

			prevention program information on the City's website and display foreclosure information, as available, at City Hall and other locations. Achieved
5.1 Adequate Sites to Accommodate Allocated Regional Housing Growth	Rezone three identified sites to the default density of 30 dwelling units per acre and establish and implement a new Transit Oriented Development Overlay Program.	Rezoning completed by December 31, 2011	Updating the zoning development code for consistency with the General Plan 2035 update is in process and it includes the establishment of Multi-Family 3 (MF-3). Completion is anticipated by the end of the 2013. Achieved
5.2 Provide Emergency Transitional Housing	Amend the Zoning Code to ensure that the housing needs of all residents is met by providing opportunities for transitional housing, emergency shelters and SRO units to be accommodated with the City in accordance with State Law.	Council action within one year of the adoption of the Housing Element	Updating the zoning development code is in process and the anticipated completion is by the end of the 2013. Achieved

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MURRIETA

Reporting Period 01/01/2013 - 12/31/2013

General Comments: